



39-017700.0000

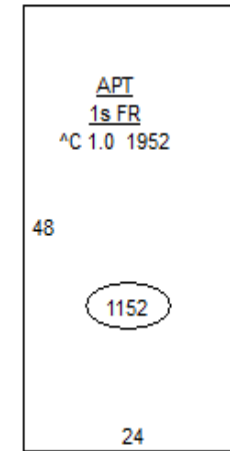
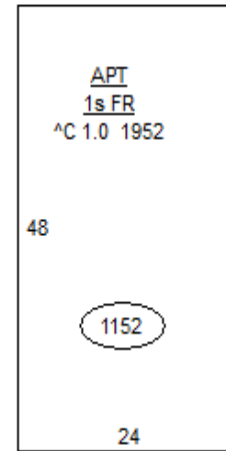
RECOVERY TWP-FT RECOVERY CO
 FT RECOVERY SD
 10-20-252-024

LEGAL INFORMATION

MCDANIELS ADDITION
 ALSO 1/2 VACATED ST.
 TO WEST LOT#: 24
LENNCO PROPERTIES LLC
 LENNCO PROPERTIES LLC
 409 E BROADWAY ST APT A PO BOX 366
 FORT RECOVERY, OH 45846

Neighborhood CVIL39	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
 TY2022:Net Gen=\$1,868.88, Other Assessment=\$1.04
 DE17 DESKTOP RVW CHG: ADJ PRICING
 DE23 CHG ITEM CODE- USED MARKET AVG; DESKTOP RVW



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/09/23
04/09/2021	400,000		2:WDC : 256	401	<input checked="" type="checkbox"/>	Pricer:
02/20/2013	0		6:QCE : X : 0	401	<input type="checkbox"/>	Reviewer:
12/05/2012	325,000		3:WDC : 773	401	<input type="checkbox"/>	Final:
07/21/1997	58,000		: A-M : 0	401	<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2017	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC
ESTIMATED	13,960	9,310	9,310	9,310
MARKET VALUE	126,440	101,890	101,890	94,690
	TOTAL	140,400	111,200	104,000
ASSESSED	4,890	3,260	3,260	3,260
VALUE	IMPR	44,250	35,660	33,140
	TOTAL	49,140	38,920	36,400

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F99 D132		ST150 DP94 ADJ141				13,960	0
Totals:							13,960	0

			EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input checked="" type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	1	STORY HT	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>
AGE		SPRINKLER	INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input checked="" type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS					PARTITIONS					INTERIOR FINISH												
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS					PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>						STANDARD	<input checked="" type="checkbox"/>						STANDARD	<input checked="" type="checkbox"/>					

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					A					LIGHTING					A							
Refrig. Cooling	<input type="checkbox"/>	Standard	<input checked="" type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					FLUORESCENT					<input type="checkbox"/>	METAL HALIDE					<input type="checkbox"/>
				2 FIXTURE BATH					STANDARD					<input checked="" type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD					<input checked="" type="checkbox"/>
YARD ITEMS				3 FIXTURE BATH										<input type="checkbox"/>	MERCURY VAP					<input type="checkbox"/>						<input type="checkbox"/>

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 401.009:Apts 4+ Units: 475-524.99 Mont			48 X 24	1	1,152	2	1952	1998S	A	A	35,100.00	70,200	0	0	0	70,200

AMENITY TOTAL																0
LESS LAND: 13,960															TOTAL IMPR	126,440

COMMENTS

2 BLDGS 2 UNITS EACH ALL WITH 1 BDRM RENT FOR BLDG A IS \$235/MO & RENT FOR BLDG B IS \$230/MO



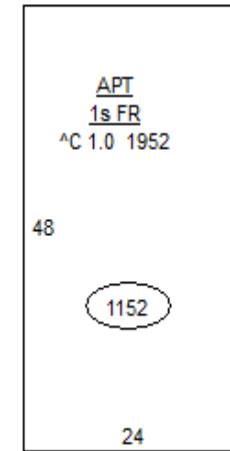
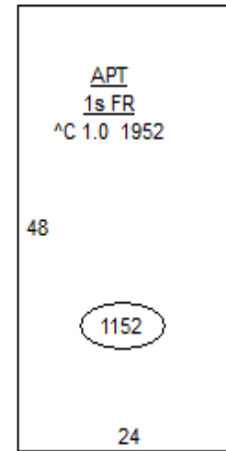
39-017700.0000

RECOVERY TWP-FT RECOVERY CO
 FT RECOVERY SD
 10-20-252-024

LEGAL INFORMATION

MCDANIELS ADDITION
 ALSO 1/2 VACATED ST.
 TO WEST LOT#: 24
LENNCO PROPERTIES LLC
 LENNCO PROPERTIES LLC
 409 E BROADWAY ST APT A PO BOX 366
 FORT RECOVERY, OH 45846
 COMMENT

Neighborhood CVIL39
Map: Block: Card:
Bk: Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	03/09/23
07/21/1997	58,000		: A-M : 0 401	<input type="checkbox"/>	Pricer:	
				<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR			
REASON FOR CHANGE			
ESTIMATED MARKET VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		
ASSESSED VALUE	<u>LAND</u>		
	<u>IMPR</u>		
	<u>TOTAL</u>		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						13,960	0	13,960

		EX WALL	<input type="checkbox"/>	ROOFING	<input type="checkbox"/>	WINDOW	<input type="checkbox"/>	DOORS	<input type="checkbox"/>	FOUNDATION	<input type="checkbox"/>	FRAMING	<input type="checkbox"/>	
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input checked="" type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	B			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
TOTAL AREA	PERIMETER	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
# STORIES	STORY HT		STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	FACADE	B	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>
AGE	SPRINKLER		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input checked="" type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH											
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input checked="" type="checkbox"/>						STANDARD	<input checked="" type="checkbox"/>					STANDARD	<input checked="" type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	PLUMBING					B LIGHTING														
Refrig. Cooling	<input type="checkbox"/>	Standard	<input checked="" type="checkbox"/>	NO PLUMBING				<input type="checkbox"/>	EXTRA FIXTURES				FLUORESCENT				<input type="checkbox"/>	METAL HALIDE				<input type="checkbox"/>	
				2 FIXTURE BATH					STANDARD				<input checked="" type="checkbox"/>	SODIUM VAP				<input type="checkbox"/>	STANDARD				<input checked="" type="checkbox"/>
YARD ITEMS				3 FIXTURE BATH									<input type="checkbox"/>	MERCURY VAP				<input type="checkbox"/>					

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
B 401.009:Apts 4+ Units: 475-524.99 Mont			48 X 24	1	1,152	2	1952	1998S	A	A	35,100.00	70,200	0	0	0	70,200

AMENITY TOTAL															0	
LESS LAND: 13,960															TOTAL IMPR	126,440

COMMENTS
